



Plan Commission Minutes
February 14, 2022 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Commission Members Present: Christopherson, Granlund, Obaid, Seymour, Wolfgram, Helgeson, Gragert, Erickson

Staff Members Present: Petrie, Wittwer, Plaza

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Seymour, Helgeson, Erickson, Gragert and Christopherson were present in the Council Chambers. Commissioners Obaid and Wolfgram were present virtually online.
3. Commissioner Helgeson moved to approve the January 31st minutes. Commissioner Seymour seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Site Plan (SP-2201) – Cannery District Apartments
Mr. Petrie presented a request for a final site plan approval for Cannery District Apartments located along Oxford Avenue. He noted that it would be two mixed-use buildings with commercial on the ground floor with multi-family apartments above. The Plan Commission and Council previously approved the rezoning with general development plan and preliminary site plan. The final site plan is consistent with the general development plan with a mixture of surface parking and underground parking. Oxford Avenue reconstruction is scheduled in 2024.

Applicant, Jordan Crusing with Advanced Engineering Concepts, noted that his team is working on a final landscape plan. He talked about the tree removal along 1st Avenue, only removing the trees for stormwater facility and the sidewalk connection. He noted that the 2nd floor courtyard area and access is by a hallway.

Aaron Johnson with River Valley Architects, noted that the courtyard has access along the 2nd floor. The foundation plantings will be amended and will work with the city about the street trees.

Commissioner Seymour moved to approve the final site plan with the added conditions. Commissioner Christopherson seconded.

Commissioner Helgeson moved to amend the motion for TIA to include the spelling changes and correct information for this site. Seconded by Commissioner Gragert and the motion carried.

Commissioner Gragert moved to amend the motion with the additional bicycle parking to the site plan for the commercial tenants. Seconded by Erickson and the motion carried.

Commissioner Gragert moved to add a sidewalk and staircase from the proposed parking lot on Platt Street to the building. Seconded by Helgeson and the motion carried.

The original motion was voted on and motion carried.

6. Site Plan (SP-2204) – Multi-tenant building

Mr. Petrie presented a request to approve the site plan for a multi-tenant commercial building located at 4008 Commonwealth Avenue. He noted that the former Pier 1 is redeveloped into three commercial tenants for the project along with the site to include a new drive-thru for the location. The driveway access is relocated to the east to line up with the driveway across the street. The owner is in the process of leasing the space with one space under remodeling for a salon. The other space, as noted on the floor plan, is for a potential restaurant and a potential café with the drive-thru.

Dan Knowlton with Everyday Surveying and Engineering noted the drive-thru will be along the retaining wall, and the existing trees will remain in place.

Andy Tran with Caspian Realty noted his team is working on the other spaces and is looking forward to continuing working with the city.

Commissioner Helgeson moved to approve with staff recommendations. Commissioner Gragert seconded and the motion carried.

7. Discussion Item – Cannery Park

Mr. Plaza introduced Brad Aldrich as the consultant working on the design for the park. He noted that Waterways and Parks Commission recommended approval of the concept plan for the new park.

Brad Aldrich with Confluence spoke about the preliminary design with the amenities and the feedback his team received from all the stakeholders. He noted the features for the Chippewa River and the surrounding area to use.

8. Discussion Item – 2021 Development Summary

Mr. Petrie presented the 2021 Development Summary for the year and noted this was the second highest total valuation in construction recorded. He spoke about the number of dwelling units and multi-family units leading the way.

9. Future Agenda Items and Announcements – None.

10. The meeting adjourned at 8:38 p.m.



Zina Obaid, Secretary